

# FORT McPHERSON

## ZONING SURVEY RESULT SUMMARY



**FORT MCPHERSON ZONING AND LAND USE BLUEPRINT  
SURVEY RESULT SUMMARY**

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# ***Fort McPherson Zoning and Land Use Blueprint Survey Executive Summary***

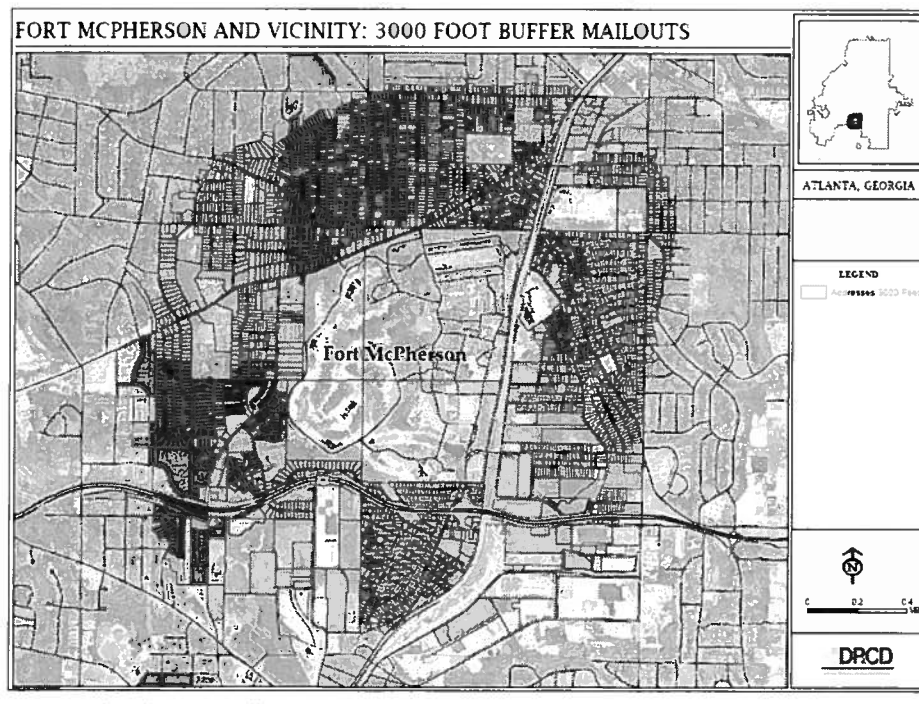
## ***Overview***

**Purpose.** The Fort McPherson Planning Team, created by the City of Atlanta Office of Planning, conducted a total of **five (5)** surveys of residents in and around the Cities of Atlanta and East Point during March and April of 2010. The purpose of the surveys was to gather input from the community in developing a zoning blueprint in anticipation of the closure of the Fort McPherson base scheduled for 2011. Some of the specific topics that were addressed in the survey included:

- Proposed zoning intents for each District
- Potential principal, accessory, and special uses allowed within each District
- Proposed prohibited uses within each District
- Design matters such as private alleys, secondary living quarters, and the character of new development

In addition to the survey responses received, several questions and concerns were identified as outside the scope of zoning. Concerns that are not addressed by zoning include procedural and substantive issues such as jobs and economic development, stabilizing neighborhoods around Fort McPherson, property taxes, public safety and emergency services, and job training programs. These items will be addressed separately from the zoning blueprint of Fort McPherson.

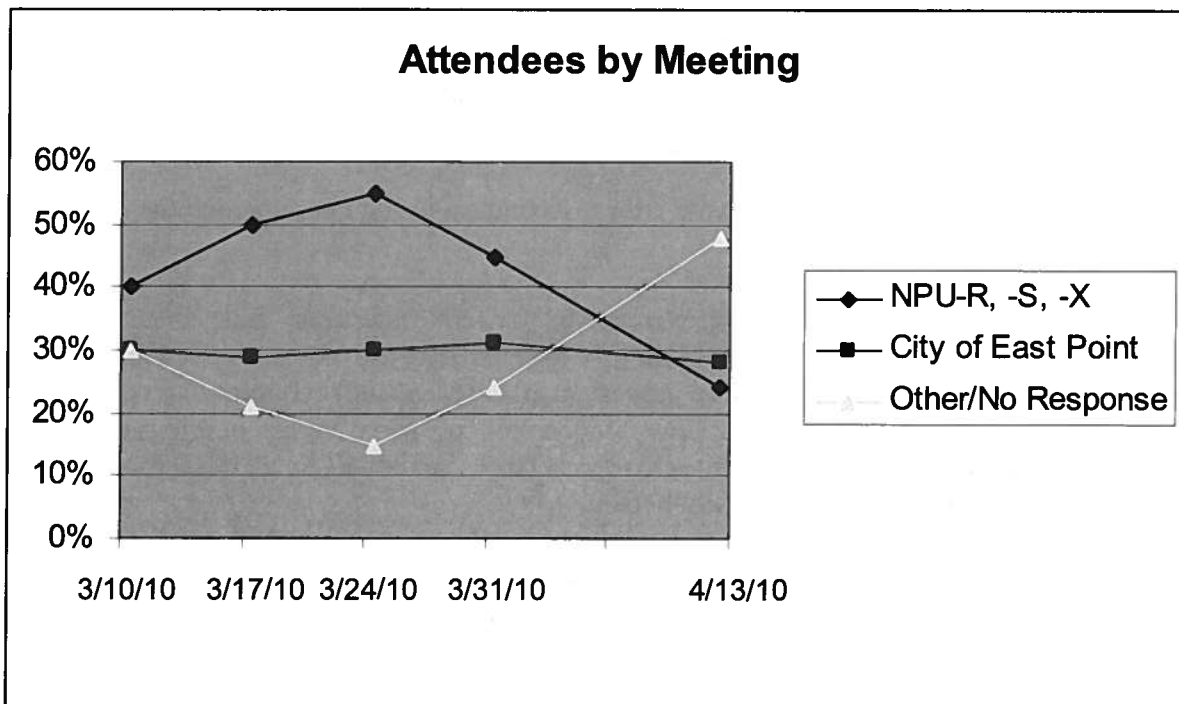
**Methodology.** Notices for the community meeting series were mailed to addresses within 3,000 feet of Fort McPherson. See buffer map below. 250 different people attended the meeting series and 276 surveys were returned.



The graph below represents the response meeting attendees gave for the first survey question:

Are you a resident of any of the following?

- a. NPU R
- b. NPU S
- c. NPU X
- d. City of East Point
- e. Other:



Atlanta residents were the majority of most meetings, which is to be expected given that the base is entirely located within the City of Atlanta limits. East Point residents were well represented at every meeting and their percentage was very consistent.

- Over half of the respondents (58%) are long-time residents of their neighborhood for 10+ years.
- 25% of respondents are non-resident owners of property near Fort McPherson.
- 14% of respondents own or operate a business near Fort McPherson.

## **Zoning Definitions**

**Accessory Use:** A use or structure of a nature customarily subordinate to the principal use or structure and, unless otherwise specifically provided or authorized, on the same premises. "On the same premises" means on the same lot or on a contiguous lot in the same ownership. Where a building is attached to a principal building, it is considered a part thereof, and not an accessory building.

*Example:* Residential examples include detached garages, sheds, and home occupations. Non-residential examples include retail uses subject to limitations on size and location within the principal structure of which they are a part.

**Assisted Living Facility:** A personal care home as defined later in this section but having 25 or more beds and which offers a range of accommodations such as independent residential housing options to housing options with personal services. Personal services include but are not limited to individual assistance with or supervision of self-administered medication, and essential activities of daily living such as bathing, grooming, dressing and toileting.

**Bioscience:** Any biological research and development or related industrial use that substantially involves research, development, or manufacturing to include corporate, administrative, or business offices for companies principally engaged in the support of health services, research and development.

*Example:* Technology Enterprise Park. Adjacent to Georgia Tech's campus and Coca-Cola's World Headquarters. Emory Hospital's Midtown Campus is less than one mile away, as are the Georgia World Congress Center, Georgia Dome, Georgia Aquarium, Atlantic Station and other related retail/entertainment/cultural districts. ([www.technologyenterprisepark.com](http://www.technologyenterprisepark.com))

**Clubs or lodges:** Any organization chartered by appropriate national or state organizations. Clubs or lodges are different from nightclubs in which music, dancing, and entertainment is conducted and the serving of alcoholic beverages is incidental thereto.

*Example:* Masonic lodge.

**Community Center:** A building, either publicly or privately owned and operated, that provides social and/or recreational activities and programs within the location. The community center may provide space to congregate for meetings, after-school programs or other services intended for residents of the community and their families. A community center may provide social services but may not provide sleeping facilities or residential accommodations as a component of its services provided.

Community Garden: An area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food ornamental crops, such as flowers, for personal or group use, consumption or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

*Example:* Habesha Community Garden at the Dunbar Community Center in Mechanicsville neighborhood and the Rose Circle Community Garden in the historic West End of Atlanta.

Conference Center: Provides accommodations for conventions, trade shows and other similar activities, as well as some social events such as wedding receptions, bar mitzvahs, banquets and meetings. The facility must be available to public or private groups of persons for monetary consideration on a rental, fee, percentage or similar basis; be used primarily for special occasions, and be open to or attended by invited or selected guests or paying patrons.

Convenience Store: A small retail establishment that offers convenience goods, such as staple groceries, packaged food items, snacks, tobacco, periodicals, and other household goods.

Day Laborer: A worker who waits in an outside area such as on a street, parking lot, or park for temporary, short term, long term, or fulltime work. Unemployed workers seeking work by other means such as through agencies or personal contacts are not day laborers.

Dog Park: An off-leash pet area for dogs. The area will be operated, maintained, and supervised with the appropriate equipment, supplies, signage, and fencing by a designated community association or organization, at no cost to the city.

*Example:* Dogs are permitted in certain areas of Piedmont Park and is operated, maintained and supervised by the Piedmont Park Conservancy, Inc.

Dogs are permitted in the fenced ball field located in East Lake Park. The pet area is operated, maintained, and supervised by the East Lake Neighborhood Community Association.

Dog Grooming: A pet-care facility that offers services caring for the appearance of a canine for personal or showing purposes. Dog grooming includes washing, hair clipping and cutting, nail clipping, powdering, hair styling and teeth cleaning. May not include the boarding of animals, dog daycare, training, pet transportation, shipping, pet supplies, or food sales.

Dwelling unit (apartment): A room or rooms connected together, constituting a separate, independent housekeeping establishment for a family, for owner occupancy or rental or lease on weekly or longer terms, physically separate from any other rooms or dwelling units which may be in the same structure, and containing independent kitchen and sleeping facilities. When in multifamily dwellings, dwelling units may be referred to as apartments.

Eating and Drinking Establishment: Primary purpose is to derive income from the sale of food and drink, including malt beverages, wine and/or distilled spirits. Only eating and drinking establishments that receive an alcohol license may sell malt beverages, wine and/or distilled spirits.

*Example*: Starbucks Coffee Company is permitted as an eating and drinking establishment.

Fenestration: The design and placement of windows in a building.

Greenhouse: A building made of glass, plastic, or fiberglass in which plants are cultivated.

Home Occupation: An occupation conducted in a dwelling unit. "Home occupation" shall include any activity for which the City of Atlanta would normally require a business license and shall specifically include the use of the structure by professional persons engaged in the practice of law, business, or personal services.

Manufacturing: A light industrial use where all processing, fabricating, assembly, or disassembly of items takes places wholly within an enclosed building.

Mixed-Use: Any development which includes as principal uses on the same parcel both multifamily residential uses and one (1) or more nonresidential uses.

*Example*: Ground-floor shops with apartments or condominiums located above.

*Commentary*: Mixed-use developments can be large-scale or small-scale. A compatible mix of uses in an area helps create a pedestrian-friendly environment that can reduce car trips and encourage walking.

Neighborhood Commercial: Small-scale area devoted to mixed-use retail and residential to provide convenient goods and services within walking distance of residents.

*Example*: Cascade Heights, East Atlanta Village, Kirkwood.

*Commentary*: Neighborhood commercial is a small-scale, mixed-use development intended to protect residential areas while supplying convenient retail uses such as restaurants, bookstores, or coffee shops within walking distance.

Nursing home: A facility which admits patients on medical referral only and for whom arrangements have been made for continuous medical supervision and which maintains the services and facilities for skilled nursing care, rehabilitative nursing care, and has a satisfactory agreement with a physician and dentist who will be available for any medical and/or dental emergency and who will be responsible for the general medical and dental supervision of the home.

*Commentary*: No personal care home, assisted living facility, rehabilitation center or any other type of facility may be permitted under this part as a nursing home unless it meets the definition of nursing home set forth in the Georgia Administrative Code and is licensed by the State of Georgia as a nursing home.

Package store: An establishment engaged in the retail sale of packaged alcoholic beverages, such as ale, beer, wine, and whiskey for consumption off the premises and at which on-premises consumption is specifically prohibited, as distinct from a bar, restaurant or similar establishment which is licensed for the retail sale of alcoholic beverages of any type by the drink and/or for consumption on the premises. The term “package store” is considered synonymous with the term “liquor store.”

Permitted Use: A use permitted “by right,” that is, without review by the City.

*Example*: In a residential district, a single-family house is a permitted use.

Personal care homes: Any dwelling, facility or structure that provides or arranges for the provision of housing, food service, and one or more personal services for two other persons, who are not related to the owner or administrator by blood, marriage or adoption. No use defined as a personal care home may be permitted as a home occupation. Personal services include but are not limited to individual assistance with or supervision of self-administered medication, and essential activities of daily living such as bathing, grooming, dressing and toileting. A “child caring institution” or “group-care facility” is also considered a personal care home.

Personal Service Establishment: A business that serves personal needs.

*Example*: Barber shops, beauty shops, or manicure shops.



Principal Use: A use that is the primary or main use for the property.

Private Alley: A minor vehicular way providing vehicular access to the side or rear of abutting property. It may also serve for part or all of its width as a way for pedestrian traffic. Maintained by a private entity or group of people who have access to the alley.

*Commentary:* A private alley system helps create a more pedestrian-friendly neighborhood by reducing driveways that cut across sidewalks. Their location allows garage doors to face the back alley instead of being a part of the front of the house.

Rehabilitation centers: A facility providing onsite rehabilitative services whether operated for profit or not for profit. Onsite rehabilitative services include counseling services, and/or therapeutic services offered as a part of any organized program for the mental, psychological, substance abuse recovery, and occupational or physical rehabilitation of any person.

Secondary Living Quarters: An accessory dwelling unit located on the same lot as a principal structure; shall include kitchen facilities to permit use as a permanent residence by family members or persons unrelated to the inhabitants of the principal structure.

*Commentary:* Secondary Living Quarters are one way to create mixed-income neighborhoods and supply affordable housing that blends in seamlessly with the area. Traditionally they are located in the back yard and are not apparent from the street, yet they provide opportunities for housing at a variety of price points.

Special Events Area: An area defined specifically for gathering and identified in the Fort McPherson Outreach and Land Use Plan.

Special Use: A use permissible only by special permit and subject to certain limitations, requirements, and the applicable procedures and requirements.

Supportive Housing: Housing provided on a transitional or permanent basis and which shall be provided in conjunction with certain services including but not limited to medical care, job training, and counseling, and requires the occupants to enter into an agreement or lease in order to reside and use those services. Supportive housing does not include nursing homes, rehabilitation centers, assisted living facilities, or personal care homes which are all categorized as “human services” in the zoning code.

Wine specialty shop: A retail establishment that sales table wine, fortified wines, port, sherry for consumption off the premises and/or wine accessories; and at which on-premises consumption of alcoholic beverages is specifically prohibited, except that if a

wine specialty shop is the holder of a license, that licensed retail establishment shall be authorized to hold wine tastings in conjunction with educational programs on the subjects of enology or viticulture.

### **Community's Overall Zoning Intent of Fort McPherson**

The following intents in establishing Fort McPherson as a zoning district were recommended by the community based on level of importance:

1. Encourage a compatible mixture of residential, commercial, industrial, cultural and recreational uses;
2. Formulate a rezoning plan that is realistic and financially feasible;
3. Promote pedestrian safety by providing for pleasant and convenient sidewalk level pedestrian circulation that minimizes impediments by vehicles;
4. Preserve and protect Fort McPherson's historic buildings and sites as recognized by the inclusion of several buildings on the National Register of Historic Places;
5. Provide for a safe and accessible trail and park system for active and passive use;
6. Preserve, protect and foster the redevelopment of Fort McPherson through the integration of transportation and land planning in a way that balances local, regional, and state economic benefits;
7. Integrate activities with the surrounding community;
8. Create a world class multi-modal, industrial and commercial park that will provide jobs and increase city revenues;
9. Encourage the use of MARTA and other public transit facilities;
10. Enhance the efficient utilization of accessible and sufficient parking facilities in an unobtrusive manner, including encouraging shared parking and alternative modes of transportation;
11. Allow for appropriate and distinct entry features into the Fort McPherson subareas.
12. Encourage the development of housing that provides a range of opportunities for citizens within the District;
13. Create a 24-hour urban environment where people can live, work, meet and play;
14. Provide for a Special Events area as a local and regional civic resource;

Based on the survey results, the following are the primary intent(s) for each District which received the most responses:

**Historic District**

1. Encourage rehabilitation and adaptive reuse of historic structures.
2. Preserve the historic physical pattern of the District.

**Residential District**

1. Ensure new development contributes positively to existing residential neighborhoods and character.

**Employment Center District**

1. Encourage a compatible mixture of research and development, industrial, commercial, institutional, residential, cultural and recreational uses.
2. Create a destination for employment, community activity, and business.

**Main Street District**

1. Utilize appropriate design guidelines to develop and maintain the District's character.

**Green Space**

1. Provide recreational opportunities ranging from tot lots and trails to large community open spaces.

### **Proposed Uses Added and Removed**

Based on the input received from the surveys, the following uses have been identified to be added or removed from their respective subareas:

<b>Uses Added</b>		<b>Uses Removed</b>	
<b>Use</b>	<b>Subarea</b>	<b>Use</b>	<b>Subarea</b>
Library	A-I, A-II	Private Schools*	A-I, A-II
Bookstore	A-I, A-II	Sales & Repair Establishments	D-IV
Community Center	A-II, E-I	Dormitories	C-I
Colleges & Universities	C-I	Auto Parts Store	B-I
Farmer's Market	B-I, E-III	Laundromat	B-I
		BMX	E-I
		Personal Care Homes*	A-I, C-II
		Nursing Homes*	A-I, C-II

\*Special Use

<b>SUBAREAS</b>	
A-I	Historic Preservation
A-II	Historic Infill
B-I	Main Street
C-I	Employment Center (Office/Residential/Hospitality)
C-II	Employment Center (Research & Development/Office/Educational)
D-IV	Neighborhood Commercial
E-I	Active Recreation Green Space
E-III	Special Events

### **Prohibited Uses**

Uses which are obnoxious or offensive and are incompatible with the character of the redevelopment of Fort McPherson and its relation to existing surrounding neighborhoods are not permitted in any District of Fort McPherson. Based upon the survey results, the following uses will not be allowed in any District on the property:

PROHIBITED USES	
Adult entertainment	Park-for-hire surface parking lots
Check cashing establishments	Pawn shops
Tattoo and body piercing establishments	Stand-alone storage facilities
Day Labor Areas	Auto Repair Shops
Tire Shops	Auto Parts Store

### **Restrictions on Certain Uses**

Certain uses may have additional restrictions placed on them to preserve the character of the District. The following are City of Atlanta examples that have implemented certain regulations for specific uses:

*Virginia-Highland* allows only 14 eating and drinking establishments to be legally permitted to operate within the district. The Director of the Office of Planning creates and maintains a census of the total number of eating and drinking establishments operating in the district.

*Cascade Heights* has hours of operations for certain primary and accessory uses such as commercial recreation establishments (i.e. theaters), eating and drinking establishments, and clubs and lodges. They also limit the proximity of uses such as dry cleaning establishments, automobile service stations, and package stores which cannot be within 1,000 feet of each other.

### **Character and Design of Development**

While Fort McPherson is comprised of 13 distinct development subareas, it is the intent of the development that these components integrate effectively, both functionally and aesthetically, such that the overall project has a distinct sense of place and a shared identity. Variability in architecture will be encouraged amongst the uses, but the common elements which they all share will be designed and detailed in a cohesive and consistent manner so as to “tie” these land uses together into a unified project.

### **Assessment of Community Planning and Development Priorities and Proposed McPherson Zoning Blueprint**

These community planning and development priorities were identified in meetings with the community. The table explains how these priorities can be addressed.

Procedural Issues:

<b>Community Planning &amp; Development Priorities</b>	<b>City of Atlanta McPherson Proposed Zoning Blueprint</b>
Identification of property owner and applicant for rezoning	Proposing a text amendment.
Creation of development review committee and community representation on it	Zoning blueprint provides for the creation of a design review committee. No membership standards have been established yet.

Substantive Issues:

<b>Community Planning &amp; Development Priorities</b>	<b>City of Atlanta McPherson Proposed Zoning Blueprint</b>
<i>Jobs and Economic Development</i>	
Interim land uses including green industry incubation, research and development, urban agriculture, and renewable energy	Interim uses that provide for the ongoing economic viability of Fort McPherson while protecting land until redevelopment occurs have been provided for. The zoning blueprint has identified commercial, retail, and industrial uses as permissible by right in certain Districts, and these uses could locate there.
Foster more intensive use of existing surrounding industrial land to support Employment Center uses	The update of the Comprehensive Development Plan (CDP), scheduled for completion in 2011, will provide the opportunity to review the existing land use of the property currently zoned for industrial uses.
Job training consortium First-source hiring program targeting residents of surrounding NPUs and East Point	Job training opportunities and job creation requirements will be further deliberated by the MILRA as they refine property disposal and development procedures.
Keep golf course on interim basis	The golf course could be permitted as an interim use until the land is needed for redevelopment. The zoning blueprint has identified a nine-hole executive golf course as a permitted use in the Green Space District.

<b>Community Planning &amp; Development Priorities</b>	<b>City of Atlanta McPherson Proposed Zoning Blueprint</b>
<i>Land Use and Zoning</i>	
<p>Integrate Fort McPherson neighborhood into surrounding existing neighborhoods by removing fence, connecting trail system, and revitalizing surrounding commercial and industrial land uses.</p>	<p>The zoning blueprint has created development controls for the single-family residential areas (i.e. lot size, setbacks, and building height) that are compatible with the surrounding residential neighborhoods. A multi-use trail system has also been identified as a permitted use throughout the proposed districts and is required to be developed to allow for connectivity. The update of the Comprehensive Development Plan (CDP), scheduled for completion in 2011, will provide the opportunity to review the existing land use of the property currently zoned for commercial and industrial uses.</p>
<p>Extend civic environment zoning controls of SPI-1 (Downtown) and SPI-16 (Midtown) to regulate streetscape treatments, building frontages, and curb cut restrictions.</p>	<p>The zoning blueprint includes regulations for streetscape treatments, building design, and other design elements.</p>
<p>Provisions for affordable housing component in all new residential development (i.e. 20% reserved for those making less than 60% of Area Median Income)</p>	<p>Reuse Plan states that a minimum of 20% of the residential program will be set aside for Affordable Housing.</p>



<b>Community Planning &amp; Development Priorities</b>	<b>City of Atlanta McPherson Proposed Zoning Blueprint</b>
<i>Environment</i>	
Require LEED standards for all new buildings	A Sustainable Building Ordinance is currently under review by the City Council and is being held in the purview of the Community Development/Human Resources Committee. Principles could be incorporated without requiring LEED certification.
Follow LEED-ND standards for base redevelopment	Principles could be incorporated without requiring LEED certification.
Connect base sidewalks to surrounding networks	The zoning blueprint has established sidewalks as a requirement throughout the district. It is anticipated that these sidewalks would be developed in a manner to connect to sidewalks outside the geographical boundary of the base.
Permit urban agriculture practices	Community gardens are a proposed permitted use in the E-II Subarea; greenhouses permitted accessory use in residential subareas. A farmer's market has been identified as a permitted use in the Main Street District and Special Events Subarea.

<b>Community Planning &amp; Development Priorities</b>	<b>City of Atlanta McPherson Proposed Zoning Blueprint</b>
<i>Transportation</i>	
Require traffic study for surrounding area Require mitigation for redevelopment-generated traffic	The Office of Planning staff is currently discussing the development of standards that will dictate the submission of traffic studies for projects exceeding a certain threshold. Development impact fees are assessed on all projects to help fund improvements to the infrastructure in the area in which the development occurs.
Provide on-street parking on all streets	Currently on-street parking is proposed as a requirement in the Main Street District and is encouraged in the other Districts.
Incorporate 4' minimum bike lanes on roads throughout base and provide convenient bicycle parking	The policies outlined in the Connect Atlanta Plan pertaining to bike lanes will be adhered to.
Utilize shared parking strategies and parking caps	Shared parking is proposed in the zoning blueprint. Office of Planning staff is currently discussing maximum parking requirements.
Locate parking internal to blocks and conceal from public view when possible	As currently proposed parking lots and decks are required to be located behind buildings. Buffering and screening of parking is also required per the existing parking deck ordinance.
Initiate a Transportation Management Association and require participation for all developers to reduce vehicle miles travelled (VMTs)	Office of Planning staff is currently discussing Transportation Management Plans for office developments over 25,000 square feet to reduce single-occupant car trips.

<b>Community Planning &amp; Development Priorities</b>	<b>City of Atlanta McPherson Proposed Zoning Blueprint</b>
<i>Housing</i>	
Develop housing to accommodate a range of incomes.	Range of minimum lot sizes and housing types are proposed to help create housing variety to accommodate a range of incomes.
Assure that homeless-assistance units are integrated into neighborhood and not segregated from it.	“The goal with the Reuse Plan for the revision of Fort McPherson is to provide for a wide variety of housing types seeking a number of different types of users, all within a shared environment.” From ‘Proposed Land Use’, <i>Fort McPherson Outreach and Land Use Plan</i> , September 2007, pg. 45.
Stabilize neighborhoods around Fort McPherson by contributing funds and support to a land trust that could acquire and rehabilitate foreclosed properties.	This idea can be further deliberated by the MILRA as they refine property disposal and development procedures.

<b>Community Planning &amp; Development Priorities</b>	<b>City of Atlanta McPherson Proposed Zoning Blueprint</b>
<i>Public Safety</i>	
Secure base for interim use after Army leaves by creating police mini-precinct on base or along perimeter	Atlanta Police Department will evaluate need for additional services in this area.

<b>Community Planning &amp; Development Priorities</b>	<b>City of Atlanta McPherson Proposed Zoning Blueprint</b>
<i>Public Health, Culture, and Education</i>	
Prepare Health Impact Assessment (HIA) for Fort McPherson redevelopment plan	See the Georgia Health Policy Center’s “Developing Fort McPherson as a Healthier Place: A Health in All Policies Approach.”
Utilize base health facilities for wider community use	VA Hospital to be maintained.
Accommodate a public school on base and reuse existing facilities as possible	The proposed zoning blueprint has no specific site identified but a public school can locate anywhere in development.
Tailor school program to prepare students for future jobs in redevelopment plan	APS controls curriculum of public schools.

# THANK YOU

Thank you for your participation in this meeting series. We value your input and are using it to improve the proposed zoning blueprint.

Additional information will be made available concerning the legislative process that will include further opportunities for public comment.

All meeting presentations and survey results from this meeting series are posted on the City of Atlanta website under the Office of Planning's Fort McPherson Zoning Framework Initiatives webpage:

<http://www.atlantaga.gov/government/planning/fortmcpherson.aspx>



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